

**DOCKET FOR REGULAR COUNCIL MEETING OF  
TUESDAY, SEPTEMBER 11, 2001 AT 10:00 A.M.  
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**DOCKET FOR REGULAR COUNCIL MEETING OF  
TUESDAY, SEPTEMBER 11, 2001 AT 10:00 A.M.  
CITY ADMINISTRATION BUILDING  
COUNCIL CHAMBERS - 12TH FLOOR  
202 "C" STREET  
SAN DIEGO, CA 92101**  
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**NOTE:** The public portion of the meeting will begin at 10:00 a.m. The City Council will meet in Closed Session this morning from 9:00 a.m. - 10:00 a.m. Copies of the Closed Session agenda are available in the Office of the City Clerk.

**OTHER LEGISLATIVE MEETINGS**

The **SAN DIEGO REDEVELOPMENT AGENCY** is scheduled to meet today in the Council Chambers. A separate agenda is published for it, and is available in the Office of the City Clerk. For more information, please contact the Redevelopment Agency Secretary at 236-6233.

A Special Joint Meeting of the **CITY COUNCIL/REDEVELOPMENT AGENCY** has also been scheduled to meet today. A special docket will be issued for this meeting.

ITEM-300:               ROLL CALL.

**NON-AGENDA PUBLIC COMMENT**

This portion of the agenda provides an opportunity for members of the public to address the Council on items of interest within the jurisdiction of the Council. (Comments relating to items on today's docket are to be taken at the time the item is heard.)

Time allotted to each speaker is determined by the Chair, however, comments are limited to no more than three (3) minutes **total per subject** regardless of the number of those wishing to speak. Submit requests to speak to the City Clerk **prior** to the start of the meeting. Pursuant to the Brown Act, no discussion or action, other than a referral, shall be taken by Council on any issue brought forth under "Non-Agenda Public Comment."

**COUNCIL, CITY ATTORNEY, CITY MANAGER COMMENT**

**REQUEST FOR CONTINUANCE**

The Council will now consider requests to continue specific items.

**ADOPTION AGENDA, HEARINGS**

**NOTICED HEARINGS:**

ITEM-330: Three actions related to Rancho Encantada - FY 2002 Public Facilities Financing Plan and Facilities Benefit Assessment (FBA).

(See City Manager Report CMR-01-163; Public Facilities Financing Plan and FBA, Fiscal Year 2002, July 2001 Final Draft. Rancho Encantada Community Area. District-7.)

**CITY MANAGER'S RECOMMENDATION:**

Adopt the following resolutions:

Subitem-A: (R-2002-253)

Designating an area of benefit in Rancho Encantada and the boundaries thereof; confirming the description of Public Facilities Projects, the Community Financing Plan and Capital Improvement Program with respect to Public Facilities Projects, the method for apportioning the costs of the Public Facilities Projects among the parcels within the area of benefit and the amount of the Facilities Benefit Assessments charged to each such parcel, the basis and methodology for assessing and levying discretionary automatic annual increases in Facilities Benefit Assessments, and proceedings thereto; and ordering of the proposed Public Facilities Project in the matter of Rancho Encantada Facilities Benefit Assessment Area.

Subitem-B: (R-2002-254)

Declaring that the assessment fee schedule contained in the Rancho Encantada Public Facilities Financing Plan, Fiscal Year 2002, as adopted and approved on August 7, 2001, by Resolution No. R-295399, is an appropriate and applicable development impact fee schedule [DIF] for all properties within the Rancho Encantada Community;

Declaring that the Docket Supporting Information and the text contained in the Rancho Encantada Public Facilities Financing Plan, Fiscal Year 2002, are incorporated by reference into this resolution as support and justification for satisfaction of findings required pursuant to California Government Code sections 66001(a) and 66001(b) for imposition of DIFs. Specifically, it is determined and found that this documentation:

1. Identifies the purpose of the DIF;
2. Identifies the use to which the DIF is to be put;
3. Demonstrates how there is a reasonable relationship between the DIF's use and the type of development project on which the DIF is imposed;
4. Demonstrates how there is a reasonable relationship between the need for

the public facility and the type of development project on which the DIF is imposed.

Subitem-C: (R-2002-255)

Authorizing the City Auditor and Comptroller to establish the Rancho Encantada Facilities Benefit Assessment Fund.

#### ADOPTION AGENDA, HEARINGS

##### NOTICED HEARINGS:

ITEM-331: Two actions related to Proposed Amendments to the Centre City Community Plan and Planned District Ordinance to Eliminate the Required 15-Foot View Corridor Setback along Broadway East of Columbia.

(See CCDC Report dated 8/23/2001. Centre City Redevelopment Project Area. District-2.)

#### CENTRE CITY DEVELOPMENT CORPORATION'S RECOMMENDATION:

Introduce the ordinance in Subitem A and adopt the resolution in Subitem B:

Subitem-A: (O-2002-22)

Introduction of an Ordinance amending Chapter 10, Article 3, Division 19, of the San Diego Municipal Code by amending Table 2 of Section 103.1915, View Corridors, and by amending Figure 7 titled View Corridor Setbacks, all relating to Property Development Regulations in the Centre City Planned District.

Subitem-B: (R-2002-266)

Approving the Broadway Amendment to the Centre City Community Plan relating to View Corridors.

#### ADOPTION AGENDA, DISCUSSION, OTHER LEGISLATIVE ITEMS

##### RESOLUTIONS:

ITEM-332: North Embarcadero Visionary Plan: Modifications Suggested by the California Coastal Commission.

(See CCDC Report dated 8/20/2001. Marina Sub Area of the Centre City Redevelopment Project. District-2.)

#### CENTRE CITY DEVELOPMENT CORPORATION'S RECOMMENDATION:

Adopt the following resolution:

(R-2002-336)

Accepting the California Coastal Commission's suggested modifications for certification of the Local Coastal Program amendments to the Centre City Community Plan, the Centre City Planned District Ordinance, and the Marina Planned District Ordinance.

**ADOPTION AGENDA, HEARINGS**

**SPECIAL HEARING, ORDINANCE TO BE INTRODUCED, READY WITH DISPENSING WITH THE READING AND ADOPTION:**

ITEM-333: Sewer Main Cleaning Services.

**CITY MANAGER'S RECOMMENDATION:**

Introduce and adopt the following ordinance:

(O-2002-27)

Introduction and adoption of an Ordinance amending Ordinance O-18964 (New Series), as amended, entitled "An Ordinance Adopting the Annual Budget for the Fiscal Year 2001-2002 and Appropriating the Necessary Money to Operate the City of San Diego for Said Fiscal Year," by increasing the Metropolitan Wastewater Department budget by 38 positions.

**NOTE:** This ordinance requires two public hearings pursuant to the City Charter. Today's action is the second public hearing for the introduction and adoption of the ordinance. The first public hearing was held on Monday, September 10, 2001.

**NON-DOCKET ITEMS**

**ADJOURNMENT IN HONOR OF APPROPRIATE PARTIES**

**ADJOURNMENT**



## THE CITY OF SAN DIEGO **MANAGER'S REPORT**

DATE ISSUED: August 1, 2001 REPORT NO. 01-163

ATTENTION: Honorable Mayor and City Council  
Docket of August 7, 2001

SUBJECT: Rancho Encantada Public Facilities Financing Plan and Facilities Benefit Assessment

REFERENCE: "Rancho Encantada Public Facilities Financing Plan and Facilities Benefit Assessment, Fiscal Year 2002," July 2001 Draft.

### SUMMARY

Issues: 1) Should the Council adopt the Rancho Encantada Public Facilities Financing Plan (PFFP) for Fiscal Year 2002, 2) adopt a Resolution of Intention to designate an area of benefit for Facilities Benefit Assessments (FBA) in Rancho Encantada, 3) adopt a Resolution of Designation, 4) approve the setting of Development Impact Fees (DIF) consistent with the FBA in Rancho Encantada, and 5) Establish the Rancho Encantada Facilities Benefit Assessment Fund?

Manager's Recommendation: Adopt the five resolutions.

Planning Commission Recommendation: None.

Community Planning Group Recommendation: There is no established planning group in Rancho Encantada. The communities of Scripps Ranch and Miramar Ranch North are located adjacent to Rancho Encantada. They have reviewed the project and provided their specific recommendations.

Environmental Impact: The City of San Diego, as lead agency, has prepared and completed Environmental Impact Report (EIR) No. 99-1094 and Mitigation, Monitoring, and Reporting Program for the Rancho Encantada Precise Plan, which covers this action. The City Council shall review and consider the previously certified EIR prior to adoption of the Resolution of Intention.

Fiscal Impact: Approval of the PFFP will provide the framework to assure that needed public facilities for Rancho Encantada will be funded by new development and provided as needed.

Code Enforcement Impact: None by this action.

Business Impact Statement: The proposed assessments are to assure the funding for the needed public facilities. Failure to assure the required infrastructure would have an adverse impact on the development of the area.

## DISCUSSION

This is the first Public Facilities Financing Plan for the Rancho Encantada area. The plan details the public facilities that will be needed through the ultimate development of the area which is presently estimated to be the year 2008. Rancho Encantada has not yet begun development, all of the community facilities are yet to be provided. This plan contains the detail on all of the public infrastructure needed in the area, including information on funding and timing. Some of the projects listed also serve the adjacent planning areas. It should be noted that some of these cost allocations may require adjustment in future updates of all the affected financing plans as development proceeds.

The current draft PFFP for Rancho Encantada identifies total project needs of \$25,532,800, broken down as follows:

<u>Amount</u>	<u>Funding Source</u>	<u>Percentage of Total</u>
\$ 9,525,880	Assessments (FBA)	37%
\$ 16,006,920	Subdividers	63%

The proposed assessments for Fiscal Year 2002 are as follows:

Single-family dwelling unit	\$ 13,260
Multi-family dwelling unit	\$ 9,282
Institutional per square foot	\$ 5,917

The proposed assessments for Fiscal Year 2002 are based on estimated costs of facilities to be funded by this program, increased by an inflation factor of 5 percent to the year of construction. It also takes into account cash on hand using a 5 percent interest rate. The goal of the FBA is to insure that funds will be available in sufficient amounts to provide community facilities when programmed.

Council has previously directed that the same assessment rates are appropriate Development Impact Fees for all properties in Rancho Encantada that have never been assessed or otherwise

agreed to pay Facilities Benefit Assessments. Therefore, it is recommended that the above proposed Fiscal Year 2002 Assessments also be adopted as Development Impact Fees for Rancho Encantada. The Facilities Benefit Assessment will be collected at the building permit issuance stage of development and deposited into special interest earning accounts for Rancho Encantada. Annually the Council receives a status report on the program and authorizes the appropriation of funds for construction of facilities which are programmed for the next fiscal year in the Capital Improvements Program budget.

The proposed Resolution of Intention will set a date for a public hearing on the Facilities Benefit Assessment. Prior to the public hearing, mailed notice will be given to all property owners within the proposed area of designation of the date of the hearing and their right to file a protest with the City Clerk prior to the start of the hearing. Notice will also be given by publication of the Resolution of Intention in the City's official newspaper. Unless overruled by a four-fifths vote of the Council, written protests by owners of more than one-half of the area of the property proposed to be included within the Area of Benefit shall cause the proceedings to be abandoned. A letter advising of today's meeting was mailed to all property owners as shown on the proposed assessment roll, or otherwise known to staff.

#### ALTERNATIVES

Do not approve the proposed Public Facilities Financing Plan and Facilities Benefit Assessment or the setting of Development Impact Fees. This is not recommended because the new fees will insure that new development contributes its proportional share for new facilities identified in the precise plan. In the absence of these fees, alternative sources would have to be identified to fund the share of the identified facilities attributable to new development.

Respectfully submitted,

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S. Gail Goldberg  
Planning Director

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Approved: P. Lamont Ewell  
Assistant City Manager

GOLDBERG/GH

Note: The attachment is not available in electronic format. A copy is available for review in the Office of the City Clerk

Attachment: 1. Draft FY 2002 Rancho Encantada Public Facilities Financing Plan, July 2001